

City of Auburn



2003 – 2004

Housing Element

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Prepared for the City of Auburn
Community Development Department By



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1. INTRODUCTION

CONTENTS OF THE HOUSING ELEMENT

The Housing Element of the General Plan is a comprehensive statement by the City of Auburn of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, and resources and constraints to meeting those needs.

The Auburn Housing Element is based on 6 strategic goals: 1) provide a range of housing choices that meet the needs of all Auburn residents in terms of type, density and cost, 2) encourage the maintenance, improvement, and rehabilitation of the City’s existing housing stock and residential neighborhoods, 3) conserve the existing stock of affordable rental housing, 4) encourage energy efficiency on both new and existing housing, 5) promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color, and 6) implement a Housing Element that is in compliance with State Law and the requirements of the State Department of Housing and Community Development.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community’s goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also: identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although, by nature of the state mandate, the Housing Element tends to focus on the affordability and availability of housing for low- and moderate-income households and families, the Element must also

address the housing needs and related policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Housing Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

This balance will require the City to examine strategies to accommodate higher density housing, mixed-use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

2. 1992 HOUSING PROGRAM ACHIEVEMENTS

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Auburn. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of several of the City's affordable housing projects that were constructed under the 1992 Housing Element. All four of these housing projects were constructed with the help of Redevelopment funds.

- Volunteers of America, located at 600 Auburn Ravine Road. This project includes a 60-unit affordable senior apartment complex. This project was awarded a 100 percent density bonus (site was originally zoned for 30 units) and variance to building height and parking spaces. Approximately \$74,000 in Redevelopment Agency funds was used to aid in the payment of fees on the project.
- Habitat for Humanity house, located at 1314 High Street (APN 004-032-045). This project is a 1,200 square foot single-family house. \$50,000 in set-aside funds was used to help construct this housing unit.
- Habitat for Humanity two duplexes, located at 211/217 and 219/221 Cherry Avenue. These two duplexes range in size from 2,588 square feet to 2,620 square feet. \$26,000 in set-side funds was used to construct these two projects.
- Palm Terrace Apartments, this project is currently under construction, the first phase will be released in November 2003. This project includes 80 units on a 16.7 acre site. The 80 units were actually constructed on 7.68 acres of the project site while the other 9 acres were dedicated to open space due to the topography of the site and the preservation of the valley oak trees on the site. The project is operated as affordable housing units for low-income households whose income is 65 percent or less of the area median income and very low-income households whose income is 50 percent or less of the area median as determined by HUD. Funding for this project included a HOME loan agreement between the City of Auburn and Auburn Palm Terrace L.P. in the amount of \$953,000 and a housing set-aside grant of \$250,000. Palm Terrace Apartments includes 2, 3 and 4 bedroom apartments to accommodate all household sizes.

A full analysis and evaluation of the City's 1992 Housing Element Implementation Programs is included below.

IMPLEMENTATION ACHIEVEMENTS

The following programs address the range of housing needs and represent a commitment by the City of Auburn to make a conscious effort to address those needs in a responsible manner. These programs reflect the City's experience from past efforts to implement the 1992 Housing Element.

A. The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission.

Responsibility: Community Development

Time Frame: First report will be provided in 1993; updates will be prepared every year thereafter

Related Policy: 1.2

Achievements: The City Community Development Department reviews the housing element and its policies on an informal and daily basis; however, official annual reports have not been done. The Housing Element was discussed at the following meetings during this Housing Element period:

- July 10, 2000 – The Auburn City Council, sitting as the AUDA, reviewed and approved the affordable housing strategy (Affordable Housing: A Strategy for the Future; Summer, 2000).
- April 7, 2003 – Joint City Council and Planning Commission study session. Reviewed Housing Element and Affordable Housing.
- June 3, 2003 – Planning Commission review of Implementation section of the General Plan, including Housing Element implementation items.
- Annual budget review by City Council since 1999 – Unmet Needs funding for future update of the housing element.

Program Status: This program will be continued as new Program “Q” in the 2003-2004 Housing Element.

B. The City shall continue to pursue all available and appropriate state and federal funding sources to support the City's efforts to meet new construction, conservation and rehabilitation needs of low- and moderate-income households. A complete listing of these funding sources can be found in the *Directory of Housing Programs: Local, State, Federal* (Sacramento, California: State Department of Housing and Community Development, 1987), the *Loan and Grant Programs for the Division of Community Affairs* (Sacramento, California: State Department of Housing and Community Development, 1991), and *Programs of HUD: 1989-1990* (Washington, D.C.: U.S. Department of Housing and Urban Development, 1989). The City is seeking funds through non-profits to match a planning technical assistance grant in order to conduct a detailed inventory of housing in need of rehabilitation. Upon completion of the housing inventory the City will seek grant funds for rehabilitation of identified housing units.

Responsibility:	Community Development, Auburn Urban Development Authority
Time Frame:	Annually
Related Policy:	1.10, 1.14
Achievements:	<p>The following projects were constructed with the help of Redevelopment funds during this Housing Element period</p> <ul style="list-style-type: none">• Volunteers of America – 600 Auburn Ravine Road (APN 001-020-037, 038, 039) 60-unit affordable senior apartment complex 100% density bonus (originally zoned for 30 units) Variances to building height and parking also approved \$74,000 in Redevelopment Agency funds to aide in payment of fees• Habitat for Humanity house – 1314 High Street (APN 004-032-045) 1,200 s.f. unit; 0.17 acre lot 2000-2001 - \$50,000 in set-aside funds• Habitat for Humanity duplex – 211/217 and 219/221 Cherry Avenue (APN 002-121-009) 211/217 Cherry – 2,588 s.f.; 219/221 Cherry – 2,620 s.f. 1995 - \$26,000 in set-aside funds• Palm Terrace Apartments, 80 units on 7.68 acres. Funding for this project included a HOME loan agreement between the City of Auburn and Auburn Palm Terrace L.P. in the amount of \$953,000 and a housing set-aside grant of \$250,000.
Program Status:	This program will be continued as new Program “B” in the 2003-2004 Housing Element.

C. The City shall apply for technical assistance grants from the State Housing and Community Development Department to assist the City in pursuing all available and appropriate state and federal funding. A complete listing of these funding sources can be found in the *Directory of Housing Programs: Local, State, Federal* (Sacramento, California: State Department of Housing and Community Development, 1987), the *Loan and Grant Programs for the Division of Community Affairs* (Sacramento, California: State Department of Housing and Community Development, 1991), and *Programs of HUD: 1989-1990* (Washington, D.C.: U.S. Department of Housing and Urban Development, 1989). The City is seeking funds through non-profits to match a planning technical assistance grant in order to conduct a detailed inventory of housing in need of rehabilitation. Upon completion of the housing inventory the City will seek grant funds for rehabilitation of identified housing units.

Responsibility: Community Development

Time Frame: Annually

Related Policy: 1.10, 1.14

Achievements: The City conducted a Housing Condition Survey with the current Housing Element Update. Approximately 57 percent of the housing stock was surveyed. The survey results stated that 30 percent of the units surveyed were in need of rehabilitation and less than 1 percent were in need of replacement.

The City is now planning on seeking grant funds for rehabilitation of identified housing units.

Program Status: This program will be combined with Program “B” and continued as new Program “B” in the 2003-2004 Housing Element.

D The City shall revise the Zoning Ordinance to provide for a density bonus of 25 percent for projects in all residential zoning districts if the project reserves at least: 20 percent of the units for lower-income households; or 10 percent of the units for very low-income households; or 50 percent of the units for senior citizens. The City shall establish guidelines for income eligibility for the “reserved” units and for maintaining the affordability of “reserved” units over time.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Related Policy: 1.1, 1.9, 1.14

Achievements: The City did not revise their Zoning Ordinance during this period of time; however, the current density bonus requirements are state law and the City is complying with them.

The housing project Volunteers of America, located on 600 Auburn Ravine Road, was constructed with 60 affordable senior apartments and was granted a 100 percent density bonus because the site was originally zoned

for 30 units.

Program Status: This program will be revised and continued as new Program “C” in the 2003-2004 Housing Element.

E. The City shall continue to annex an appropriate amount of vacant, unincorporated land to meet its housing goals and policies.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Ongoing

Related Policy: 1.1

Achievements: The City attempted annexations during this previous planning period and was not successful. The City will continue to consider annexation as a strategy for the City but at this time will not be included as a strategy in the Housing Element.

Program Status: This program will not be continued at this time

F. The City shall implement the provisions of the Zoning Ordinance, which allow nonconforming residential uses, when they are only nonconforming because of density, to be reconstructed in residential areas subject to an approved Conditional Use Permit, when findings can be made that the use has not and will not be detrimental to the surrounding neighborhood.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Ongoing

Related Policy: 1.15

Achievements: The following are examples of where non-conforming residential units were allowed to be reconstructed with a Use Permit:

- 590 Rogers Lane (APN 040-350-009; File UP 02-11) – Use Permit allowed reconstruction of a 600 s.f. legal non-conforming second residential unit that had been destroyed by fire.
- 1190 Phyllis Lane (APN 054-022-050; File UP Amend 99-05(A)) – Use Permit allowed replacement of a 699 s.f. non-conforming home with a new 820 s.f. manufactured home.
- 306 Aeolia Drive (APN 003-124-004; File UP 01-1) – Use Permit allowed to rebuild and enlarge (from 400 s.f. to 625 s.f.) a detached

residential garage.

- 103 Canyon Court (APN 003-073-004; File UP 99-8) – Use Permit allowed 336 s.f. expansion of an existing non-conforming residence.

Program Status: This program will be continued as new Program “D” in the 2003-2004 Housing Element.

G. The City shall review the establishment of a program requiring developers of residential developments of 5 or more units to either: (a) provide between 10 percent and 15 percent of their units at below-market-rents or prices; (b) contribute in-lieu fees; or (c) propose alternative measures so that the equivalent of 10 percent to 15 percent of their units will be available to and affordable by households of low and median income.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: 1993-94

Related Policy: 1.4

Achievements: The City has reviewed the establishment of an Inclusionary Housing Program during the following meetings and no conclusion on the topic has been decided to date. The City will continue to evaluate the effectiveness of an Inclusionary Housing Program.

- July 10, 2000 – The Auburn City Council, sitting as the AUDA, reviewed and approved the affordable housing strategy (Affordable Housing: A Strategy for the Future; Summer, 2000).
- April 7, 2003 – Joint City Council and Planning Commission study session. Reviewed Housing Element and Affordable Housing.
- June 3, 2003 – Planning Commission review of Implementation section of the General Plan, including Housing Element implementation items.
- Annual budget review by City Council since 1999 – Unmet Needs funding for future update of the housing element.

Program Status: This program will be continued in the 2003-2004 Housing Element as Program “E”.

H. The City shall review the establishment of a Housing Trust Fund to provide programs to produce housing for very low-income households. The Trust fund could be funded through a variety of sources, including but not limited to: (a) a development fee per square footage on all new and substantially changed commercial structures; (b) City appropriations to the Trust Fund from the General Fund; (c) an annual employment tax on all existing employers, which will be subject to a referendum and voter approval; or (d) contributions from the Auburn Urban Development Authority.

Responsibility:	City Council, Planning Commission, Community Development, Auburn Urban Development Authority
Time Frame:	1993-94
Funding Source:	To be determined
Related Policy:	1.4
Achievements:	No official “review” of a Housing Trust Fund occurred, however, per conversation with the Community Development Department it was decided not to pursue one at this point in time.
Program Status:	This program will not be continued.

I. The City shall establish a formal Housing Finance Partnership with businesses, financial institutions, and housing advocacy groups, to fund and implement a program for construction or rehabilitation of the fair share of housing units per year for very low- and low-income households. The City is currently an active member of Fair Lenders Action Group (FLAG) providing meeting facilities and assisting with all efforts. This is a local group of bankers who have grouped to invest their Community Reinvestment Act (CRA) monies. The types of projects the City will pursue are support from FLAG for a City proposed moderate income housing project on City owned land, participation in lending, financing a comprehensive housing survey, and participating in future grant matching, assistance, etc.

Responsibility:	The City, lending institutions, development community, community and housing interest groups
Time Frame:	Immediate and ongoing
Related Policy:	1.4, 1.13
Achievements:	A formal Housing Finance Partnership was not established. FLAG (Fair Lenders Action Group) was a group of local financial institutions who sought to participate in local affordable housing programs. FLAG was in existence (i.e. conducted meetings) from 1992-1994. The primary reason for dissolution was the purchase of local financial institutions by larger firms.
Program Status:	This program will not be continued.

J. The City shall use the Auburn Urban Development Authority Redevelopment Plan and the funds appropriated to the agency, in combination with other funding programs, to assist in the provision of housing, the maintenance of housing stock, and the improvement of infrastructure. Approximately \$40,000 of the Redevelopment Agency's estimated expenses for 1992-93 will go to housing related projects. This housing set aside money is for assistance with fees (school, water district hook-ups, etc.) and if there is any left over it will be used for improvements (drainage, road, etc.). Two projects are targeted for this money, one is a Habitat for Humanity housing proposal for four single-family homes, and the other is an HUD funded project for 60 low-income senior units.

Responsibility: City Council, Planning Commission, Community Development, Auburn Urban Development Authority

Time Frame: Immediate and ongoing

Related Policy: 1.4, 1.6, 1.7, 1.8, 1.12, 1.14, 1.16

Achievements: The following projects were constructed with the help of Redevelopment funds during this Housing Element period

- Volunteers of America – 600 Auburn Ravine Road (APN 001-020-037, 038, 039)
60-unit affordable senior apartment complex
100% density bonus (originally zoned for 30 units)
Variances to building height and parking also approved
\$74,000 in Redevelopment Agency funds to aide in payment of fees
- Habitat for Humanity house – 1314 High Street (APN 004-032-045)
1,200 s.f. unit; 0.17 acre lot
2000-2001 - \$50,000 in set-aside funds
- Habitat for Humanity duplex – 211/217 and 219/221 Cherry Avenue (APN 002-121-009)
211/217 Cherry – 2,588 s.f.; 219/221 Cherry – 2,620 s.f.
±1995 - \$26,000 in set-aside funds
- Palm Terrace Apartments, 80 units on 7.68 acres. Funding for this project included a HOME loan agreement between the City of Auburn and Auburn Palm Terrace L.P. in the amount of \$953,000 and a housing set-aside grant of \$250,000.

Program Status: This program will be combined with programs “B” and “C” and continued as new Program “B” in the 2003-2004 Housing Element.

K. The City shall revise the Zoning Ordinance to provide for a density bonus of 25 percent for all projects in single-family residential zone districts if a percentage of the homes within the project do not exceed a maximum gross area of 1,700 square feet excluding the garage. The City shall consider recent amendments to state density bonus law (Government Code Section 65913.4, 65915, and 65917) when drafting ordinances.

Responsibility:	City Council, Planning Commission, Community Development
Time Frame:	Immediate and ongoing
Related Policy:	1.4, 1.7, 1.9
Achievements:	<p>The City did not revise their Zoning Ordinance during this period of time; however, the current density bonus requirements are state law and the City is complying with them.</p> <p>No one has inquired or applied for this type of density bonus.</p>
Program Status:	This program was combined with program “D” to become new Program “C” in the 2003-2004 Housing Element.

L. The City shall revise the Zoning Ordinance to provide a density bonus of 25 percent to developers of single-family detached housing projects of 10 or more units which provide a variety of housing structures within the project including but not limited to common lot line, duet units on corner lots, or other innovative concepts which comply with the General Plan. The City shall consider recent amendments to state density bonus law (Government Code Section 65913.4, 65915, and 65917) when drafting ordinances.

Responsibility:	Community Development
Time Frame:	Immediate and ongoing
Related Policy:	1.4, 1.6, 1.7, 1.8, 1.9
Achievements:	<p>The City did not revise their Zoning Ordinance during this period of time; however, the current density bonus requirements are state law and the City is complying with them.</p> <p>No one has inquired or applied for this type of density bonus.</p>
Program Status:	This program was combined with programs “D” and “K” to become new program “C” in the 2003-2004 Housing Element.

M. The City shall establish a review process for all residential projects to maximize the visual compatibility of residential developments with their surrounding neighborhoods. Standards developed as guidelines for the review process shall not be a barrier to affordable development.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Related Policy: 1.16

Achievements: Currently, there is no design review for single-family residential housing. Multi-family housing currently has a design review.

Program Status: This program will be revised and continued in the 2003-2004 Housing Element as new Program "F".

N. The City shall enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects, and shall encourage residential developers to employ additional energy conservation measures with respect to: (a) subdivision design; (b) siting of homes on the lot; (c) landscaping and, (d) solar access.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Related Policy: 1.7, 1.9

Achievements: The City enforces energy conservation standards for new construction and encourages energy conserving residential project design through the application of its zoning policies.

Program Status: This program will be continued as new Program "J" in the 2003-2004 Housing Element.

O. The City shall work closely with the Sierra Planning Organization to review and update the existing Housing Needs Allocation Plan as appropriate.

Responsibility: Community Development

Time Frame: Immediate to 1994

Related Policy: 1.4

Achievements: The City worked with the Sierra Planning Organization (SPO) and now the Sacramento Council of Governments (SACOG) to review and update the existing Housing Needs Allocation Plan. The City will continue to work

with SACOG.

Program Status: This program will be continued as new Program “R” in the 2003-2004 Housing Element.

P. The City shall review the establishment of an inclusionary zoning ordinance, which will increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. The ordinance should require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Responsibility: Community Development

Time Frame: 1994

Related Policy: 1.4, 1.9

Achievements: The City has reviewed the establishment of an Inclusionary Housing Program during the following meetings and no conclusion on the topic has been decided to date. The City will continue to evaluate the effectiveness of an Inclusionary Housing Program.

- July 10, 2000 – The Auburn City Council, sitting as the AUDA, reviewed and approved the affordable housing strategy (Affordable Housing: A Strategy for the Future; Summer, 2000).
- April 7, 2003 – Joint City Council and Planning Commission study session. Reviewed Housing Element and Affordable Housing.
- June 3, 2003 – Planning Commission review of Implementation section of the General Plan, including Housing Element implementation items.
- Annual budget review by City Council since 1999 – Unmet Needs funding for future update of the housing element.

Program Status: This program will be combined with Program “G” to create new Program “E.”

Q. The City shall revise the second unit ordinance in order to encourage the construction of "granny-flats". Revisions should include reducing the parking requirement from two spaces to one space, allowing detached units, and requiring the property owner to live in one or the other units but not requiring property owner occupancy of the main unit.

Responsibility: Community Development

Time Frame: Accomplished 1992

Related Policy: 1.11

Achievements: Revisions to the second unit ordinance were conducted in 1992. The City is currently using the State requirements for the review of second units, but is also in the process of updating the City's existing second unit provisions (Article 23 or Chapter 4 of Title 9).

The following are examples of second units approved by the City during the last five years:

- 590 Rogers Lane (APN 040-350-009; File UP 02-11) – Use Permit allowed reconstruction of a 600 s.f. legal non-conforming second residential unit that had been destroyed by fire.
- 333 Skyridge Drive (APN 055-070-013; File UP 00-5) – Use Permit for the conversion of an existing residence to include an attached second residential unit.
- 103 Canyon Court (APN 003-073-004; File UP 99-8) – Use Permit allowed 336 s.f. expansion of an existing non-conforming second residence.

Program Status: This program will be revised and continued as new Program “G”.

R. The City shall attempt to relieve some of the constraints imposed on low income housing productions on a case-by-case basis through the use of discretionary funds when available, i.e. redevelopment funds or CDBG funds.

Responsibility: Community Development

Time Frame: Ongoing

Related Policy: 1.8, 1.10

Achievements: The following projects were constructed with the help of Redevelopment funds during this Housing Element period

- Volunteers of America – 600 Auburn Ravine Road (APN 001-020-037, 038, 039)
60-unit affordable senior apartment complex
100% density bonus (originally zoned for 30 units)

Variances to building height and parking also approved
\$74,000 in Redevelopment Agency funds to aide in payment of fees

- Habitat for Humanity house – 1314 High Street (APN 004-032-045)
1,200 s.f. unit; 0.17 acre lot
2000-2001 - \$50,000 in set-aside funds
- Habitat for Humanity duplex – 211/217 and 219/221 Cherry Avenue (APN 002-121-009)
211/217 Cherry – 2,588 s.f.; 219/221 Cherry – 2,620 s.f.
±1995 - \$26,000 in set-aside funds
- Palm Terrace Apartments, 80 units on 7.68 acres. Funding for this project included a HOME loan agreement between the City of Auburn and Auburn Palm Terrace L.P. in the amount of \$953,000 and a housing set-aside grant of \$250,000.

Program Status: This program will be combined with Programs “B”, “C” and “J” to become new Program “B” in the 2003-2004 Housing Element.

S. In order to promote equal housing opportunities for all persons, the City shall provide some means for the resolution of housing complaints and fair housing issues by continuing to refer inquiring persons to the Placer County Community Services. The Fair Housing Plan implemented by the Community Services Department states that the County will cooperate with "all local, State and Federal agencies which seek to enforce fair housing and employment practices". Public awareness of equal housing opportunities will be generated through the posting of fliers advertising the program.

Responsibility: Community Development

Time Frame: Ongoing

Related Policy: 1.4

Achievements: The City refers housing complaints and fair housing inquiries to Placer County Community Service(s). In addition the City provides the following information to the residents of Auburn:

- Placer County brochures regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter.
- Placer County Community Service information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs is included on the City website.

Program Status: This program will be continued in the 2003-2004 Housing Element as new Program “N”.

T. The zoning ordinance will be modified to allow homeless shelters by conditional use permit in the open space and conservation zone, Central Business (C2) zone, and Regional Commercial (C3) zone.

Responsibility: Community Development

Time Frame: 1994

Related Policy: 1.17

Achievements: This zoning ordinance amendment did not take place; however, it will be completed during this Housing Element update.

Program Status: This program will be continued in the 2003-2004 Housing Element as new Program “O”.

BASIS FOR THE CITY'S POLICIES AND PROGRAMS

The 2003-2004 Housing Element reflects an evaluation of changes in community conditions in Auburn since 1993, and recommended modifications to programs contained in the Element as a result of that evaluation. Information on community conditions and characteristics were collected and analyzed as part of the Housing Needs Assessment Report (Appendix A), which contains an analysis of population and housing characteristics, identifies special housing needs for certain population groups, evaluates housing conditions, analyzes employment trends, and provides other important information to guide the goals, policies, and implementation programs of this Element. The findings listed below resulted from the information collected as part of the Housing Needs Assessment Report. These findings provide a direct relationship between community conditions in Auburn and the recommended Goals, Policies, and Implementation Programs.

Population Trends

- Between 1990 and 2000 Auburn grew by 18 percent (1,870 persons). Auburn's population is expected to grow steadily over the next 20 years, continuing the demand for a variety of housing types and costs. Sacramento Area Council of Governments (SACOG) projects that the City of Auburn will experience a 25 percent growth rate between 2005 and 2020 (3,240 persons).

The need for additional housing in Auburn is the result of past and projected population growth and the demographic characteristics. Policy 1.1 commits the City to maintaining an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number households.

- The City of Auburn has a slightly lower percentage of persons under 18 and a slightly higher percentage of persons 65 years and over than the countywide and statewide averages. Family households represented 62 percent of all households in Auburn in 2000, compared to 73 percent countywide. Of the 3,284 family households in the City, the majority do not have children (1,780 family households or 54 percent of the total family households).

Policy 5.1 of this Element provides incentives to developers to address special housing needs of low-income households including the physically and mentally disabled, large families, farmworkers, and the elderly and female-headed households.

Income and Poverty

- As defined by the Department of Housing and Urban Development's (HUD) income limits, a very low-income household earns 50 percent or less than the county median income, a low-income household earns between 51 and 80 percent of the county median income, a moderate-income household earns between 81 and 120 percent of the county median income, and an above moderate-income household earns 121 percent or greater of the county median income. Based on Placer County's median income of \$57,535 (2000 Census), approximately 28 percent of Auburn's households are very low-income, 17 percent are low-income, 27 percent are moderate-income, and 28 percent are above moderate-income.

Policy 1.3 of the Element facilitates the provision of housing for all economic segments of the community. The City shall seek to ensure high quality in all new residential developments.

Employment Trends

- The Employment Development Department (EDD) releases employment projects as related to absolute job growth for the period 1997 – 2004. Auburn is included in the Golden Sierra Consortium, which includes Placer, Alpine, El Dorado, Nevada, and Sierra counties. New employment for the Golden Sierra Consortium is forecasted to be concentrated in professional, computer support and electronic engineers, carpenters, and teacher's aides. Many of these jobs will pay wages or salaries in the low- to moderate-income level for single-wage earner households. This employment growth will contribute to a continuing need for additional affordable housing for such income groups.

The employment growth projected by EDD will attract additional low- and moderate income workers to Auburn, resulting in a need for additional affordable housing. Goal 1 and 3 address various aspects of this future affordable housing need.

Special Needs

- As the current population ages, Auburn will experience an increase in the number of older adults with special housing needs over the next 20 years. Persons age 65 and over represent 18 percent of Auburn's total population, and experienced a 6 percent increase (122 persons) in population between 1990 and 2000. The housing needs among older adults in Auburn are: 1) financial support for low-income seniors who do not own their homes, 2) financial assistance for home maintenance and repairs among low-income senior homeowners, 3) assisted care living facilities for those who have self-care and mobility limitations, 4) affordable independent living rental housing, and 5) financial assistance for home modifications for those with minor self-care or mobility concerns.

Policy 5.6 of this Element addresses the housing needs of older adults. Policy 5.6 assists in increasing the supply of housing that meets the needs of older adults. Implementation Program L includes an amendment to the Zoning Ordinance to allow Residential Care Provider Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities.

- Female-headed households represent 10 percent of all households in Auburn, and of these households 339, or 6 percent, were female-headed households with children under age 18. Poverty rates among female-headed households are generally higher than the general population, and female-headed households with children under age 18 in Auburn have the second highest poverty rate of any population group (18 percent). Many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with children face additional challenges in finding affordable family housing of suitable size.

Because female-headed households with children in Auburn have the second highest poverty rates, there is a demonstrated need for affordable housing. Policy 3.1 of this Element ensures that the City will continue to monitor "at risk" subsidized housing that is affordable to very low- and low-income groups

- Based on available information and contacts with service providers, the level of, and need for, homelessness services in the City is increasing on a region-wide basis.

Policies in the Element that address the homeless and homelessness issues include: Policies 5.3, 5.4, and 5.5. Policy 5.3 and 5.4 addresses the continued support of and collaboration with, the Placer County Health and Human Services Department by providing information and financial support. Policy 5.5 addresses collaboration with community-based organizations that provide services or information regarding homeless services. Implementation Program O amends the Zoning Ordinance to allow emergency shelters in the Central Business (C-2) district and Regional Commercial (C-3) district and transitional housing in the high-density residential zoning district (R-3).

Housing Characteristics

- According to the 2003 Housing Conditions Survey, 30 percent of the housing stock in Auburn is considered substandard and in need of rehabilitation, while less than one percent is in need of replacement.

Goal 2 of this Element encourages the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods. Policies 2.1, 2.2, and 2.3 encourage private reinvestment in older housing stock and commit the City to pursue state and federal funding assistance to rehabilitate housing.

Housing Costs and Affordability

- Approximately 78 percent of very low-income households and 40 percent of low-income households spend over 30 percent of their income on housing in Auburn.

Policies 3.1 and 3.2 seek to address the shortage of affordable rental housing through the preservation of existing subsidized rental housing that is affordable to very low- and low-income persons and the construction of additional affordable housing.

Opportunities and Constraints

- SACOG has determined that Auburn has a housing construction need of 688 units for the planning period 2000-2007. Of the total 688 units, 13 percent should be affordable to very low-income households, 17 percent to low-income households, 30 percent to moderate-income households, and 40 percent to above moderate-income households. Very low- and low-income housing needs represent 215 housing units of the City's total housing allocation.

Policy 1.1 of this Element addresses the need to maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households. Implementation A requires the City to amend the Zoning Ordinance to ensure that projects are constructed at least at a minimum required density in the R-2 (a minimum of 6 units per acre) and R-3 (a minimum of 9 units per acre) districts to preserve the limited supply of multi-family zoned land for multi-family uses.

3. 2003-2004 GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The following goals, policies, and programs are adopted as part of the 2003-2004 Auburn Housing Element. The hierarchy of goals, policies, and programs are described below.

Goal 1: Provide a range of housing choices that meets the needs of all Auburn residents in terms of type, density and cost.

Policy 1.1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Policy 1.2: While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure high quality in all new residential developments.

Policy 1.3: The City shall continue to use state and federal funding assistance, to the extent that these subsidies exist and are appropriate to Auburn's needs, to develop affordable housing.

Policy 1.4: The City shall identify areas where infrastructure is existing or proposed to support residential development.

Policy 1.5: The City shall support pre-existing nonconforming residential uses if the single reason that these uses are nonconforming is their density (number of units), and if the continued existence of these units will not have a major impact on the neighborhood.

Policy 1.6: The City shall encourage the development of second residential units in accordance with State law, while maintaining the single-family character of the neighborhood.

Goal 2: The City will encourage the maintenance, improvement, and rehabilitation of the City's existing housing stock and residential neighborhoods.

Policy 2.1: The City shall encourage private reinvestment in older residential neighborhoods.

Policy 2.2: The City shall encourage private rehabilitation of housing.

Policy 2.3: The City shall pursue state and federal funding assistance to rehabilitate housing.

Goal 3: The City will conserve the existing stock of affordable rental housing and offer incentives for the construction of new affordable housing.

Policy 3.1: The City will preserve low-income housing by monitoring "at-risk" subsidized housing when subsidies are in jeopardy of expiring.

Policy 3.2: The City will offer density bonuses and other incentives in the construction of affordable housing.

Goal 4: The City will encourage energy efficiency on both new and existing housing.

Policy 4.1: The City shall promote the development of energy and resource efficient housing types.

Policy 4.2: The City shall encourage innovative and cost effective building technologies.

Goal 5: The City will promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color.

Policy 5.1: The City shall provide incentives to developers to address special housing needs of low-income households including the physically and mentally disabled, large families, farmworkers, and the elderly and female-headed households.

Policy 5.2: Encourage greater access to housing for persons with disabilities.

Policy 5.3: The City shall make information on the Placer County Health and Human Services Department available to the public.

Policy 5.4: The City shall work with Placer County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

Policy 5.5: The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless.

Policy 5.6: Assist in increasing the supply of housing that meets the needs of older adults.

Policy 5.7: Permit transitional housing, emergency shelters and residential care facilities of seven persons or more in designated districts in the City.

Goal 6: Adopt and Implement a Housing Element that is in compliance with State Law and the requirements of the State Department of Housing and Community Development.

Policy 6.1: The City shall revise the Housing Element as necessary to meet the changing needs of Auburn.

Policy 6.2: The Community Development Department will prepare quarterly reports for the Planning Commission and City Council on the progress in implementing the Housing Element.

Policy 6.3: The Redevelopment Agency shall promote the implementation of the policies and goals of the Housing Element, through its unique powers.

Policy 6.4: The City shall continue to actively participate in regional housing solutions.

IMPLEMENTATION PROGRAMS

- A. The City will amend the Zoning Ordinance to ensure that projects are constructed at least at a minimum required density in the R-2 (a minimum of 6 units per acre) and R-3 (a minimum of 9 units per acre) districts to preserve the limited supply of multi-family zoned land for multi-family uses.

The City will then annually review the amount of land zoned for various residential uses in conjunction with the amount and types of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. The City will update its residential land inventory every two years.

Responsibility: Community Development Department

Time Frame: Amend the Zoning Ordinance by June 2005 or 1-year following certification of element (whichever is later).

Annually review land inventory

Funding: Administrative cost to the City

- B. The City shall pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by case basis. The City will collaborate with nonprofit organizations and agencies such as the Placer County Housing Authority. Potential funding sources for this program will include the CDBG and HOME programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs (such as Help), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.

In addition the City will market housing opportunities and assist developers with construction of affordable housing through the following actions:

- The City will provide financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-aside Funds are available.
- The City will offer density bonuses for development that include at least 10 percent very low-income units, 20 percent low-income units, 50 percent senior units or 20 percent moderate income units in condominium projects.
- The City will consider a fee reduction or defer fees. The amount of fee reduction or deferral will be based on the financial needs of each development.
- The City will negotiate alternative development standards such as alternative parking

standards, street improvements standards, maximum density, and lot coverage.

- The City will offer assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of the affordable-unit developer or providing technical assistance or documentation necessary to support an application for funding.

Information regarding availability of housing assistance funds to lower- and moderate-income households will be made available at the Auburn customer service counter, public transit center and available at the City's web site.

Responsibility: Community Development, Auburn Urban Development Authority, Participating Nonprofit & For Profit Housing Providers

Time Frame: 2004-2007

The City will meet with affordable housing providers, as requested to identify potential funding sources and application deadlines. Information regarding funding will be made available as funding becomes available to the City.

Funding: Community Development Block Grants (CDBG) (HCD)
Downtown Rebound Program (HCD)
Home Investment Partnership Program (HOME) (HCD)
Multifamily Housing Program (HCD)
California Housing Finance Agency
HELP Program
HUD Programs:
-Section 221(d)
-Section 202 (elderly)
-Section 811 (persons with disabilities)
Federal Home Loan Bank
Housing Programs
Tax Exempt Bonds
Low-Income Housing Tax Credits (state and federal)
Housing Set-Aside Funds

C. The City shall revise the Zoning Ordinance to provide for:

- A density bonus of 25 percent for projects in all residential zoning districts if the project reserves at least: 20 percent of the units for lower-income households; or 10 percent of the units for very low-income households; or 50 percent of the units for senior citizens.
- A density bonus of 25 percent for all projects in single-family residential zone districts if a percentage of the homes within the project do not exceed a maximum gross area of 1,700 square feet excluding the garage.
- A density bonus of 20 percent of the total dwelling units in a condominium project to

be affordable to families of moderate income, as defined in Section 50093 of the Health and Safety Code.

- A density of 25 percent to developers of single-family detached housing projects of 10 or more units that provide a variety of housing structures within the project including but not limited to common lot line, duet units on corner lots, or other innovative concepts which comply with the General Plan.

The City shall establish guidelines for income eligibility for the “reserved” units and for maintaining the affordability of “reserved” units over time.

Other incentives the City will consider in conjunction with density bonuses for low-income include but are not limited to:

- Zoning and development regulatory incentives
- Financial incentives
- Waiver or modifications of development standards

The City will work to increase the effectiveness of the density bonus program and awareness of the program among developers through initial discussions at the pre-application and funding stages of proposed projects, when the number of housing units and the project density needed for financial feasibility are first determined.

Responsibility: Community Development

Time Frame: The City will revise the zoning ordinance by June 2005 or 1-year following certification of element (whichever is later).

Funding: Administrative cost to the City.

- D. The City shall continue to implement the provisions of the Zoning Ordinance, which allow nonconforming residential uses that are only nonconforming because of density to be reconstructed in residential areas subject to an approved Conditional Use Permit when findings can be made that the use has not and will not be detrimental to the surrounding neighborhood.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Ongoing, 2003-2007

Funding: Administrative cost to the City.

- E. The City will evaluate the feasibility of an Inclusionary Housing Ordinance. The City will conduct a study of the feasibility of an Inclusionary Housing Ordinance that would include the terms and conditions under which new developments would be required to provide a specified percentage of housing affordable to very low-, low-, and/or moderate-income households.

Responsibility: City Council, Planning Commission, Community Development

Time Frame: Study will be conducted by June 2006.

Funding: Administrative costs to conduct the study.

- F. The City will continue to implement residential zoning and development standards, with appropriate design review in the multi-family zoning districts to ensure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel.

Responsibility: Community Development

Time Frame: Continue to implement the design review process for multi-family housing.

Funding: Administrative cost to the City.

- G. The City shall amend Chapter 4 of Title 9 in the City of Auburn Municipal Code to allow secondary dwelling units by right in single-family residential zones, in compliance with Government Code Section 65852.2.

The City will promote its second unit dwelling standards by publishing information on the City's website, and submitting press releases annually to local newspapers. The City will implement a system to separately track the approval of second units.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by December 31, 2004.

Prepare information for the City's web site and newspaper by June 2004.

Funding: Permit fees- minor administrative cost to the City.

- H. The City will provide housing rehabilitation assistance to very low- and low-income homeowners and to rental property owners with very low- or low-income tenants. Participation by rental property owners will require compliance with a rent limitation agreement. The City will continue to implement and annually review and revise, as needed, program guidelines for housing rehabilitations assistance.

Information regarding available funding for rehabilitation loans, grants and repair assistance programs will be made available at the Auburn customer service counter, public transit center and available at the City's web site.

Responsibility: Community Development Department

Time Frame: 2004-2007 Information will become available as funding becomes available to the City.

Funding: Community Development Block Grants or other funds (as funding becomes available to the City).

- I. Each year the City will update its list of subsidized rental properties that may be potential acquisition and/or rehabilitation targets. The City will determine which properties are immediately at risk (during the subsequent two-year period) of converting to market-rate rental housing and will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.

The City will participate in the acquisition/rehabilitation by assisting the entity in accessing state, federal, or private funding for acquisition/rehabilitation. The City is committed to working with non-profit developers and other qualified entities to preserve existing affordable opportunities, as well as identify all federal, State and local financing and subsidy programs which can be used to preserve assisted housing developments that may be at-risk.

Responsibility: Community Development Department

Time Frame: Annual updates of subsidized rental projects.

Assistance for conserving assisted rental housing development to be determined on a project basis.

Funding: Administrative cost to the City for tracking, HOME Program, CDBG Program for subsidized rental properties funding

- J. The City shall continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects, and shall encourage residential developers to employ additional energy conservation measures with respect to: (a) subdivision design; (b) siting of homes on the lot; (c) landscaping and, (d) solar access.

Responsibility: Community Development

Time Frame: Immediate and ongoing

Funding: Permit fees- administrative cost to the City.

- K. Facilitate the construction of affordable rental housing for very low- and low-income seniors. The following types of senior housing are needed in Auburn.

- Rental housing affordable to persons earning between 50 and 80 percent of Placer County's median income.
- "Continuum of care" housing that provides a range of on-site services including independent living, assisted living, and institutional care.
- Market rate senior rental housing.

In addition, the City will support the construction of additional rental housing for older adults through:

- density bonuses;
- applying for or assisting developers in applying for state and federal funding; and
- identifying suitable sites for such development.

Responsibility: Community Development

Time Frame: Ongoing, 2004-2007 and depending on proposed projects.

Funding: Redevelopment Agency set-aside funds, HOME Program, State and Federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

- L. Adopt an amendment to the Zoning Ordinance to allow Residential Care Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities by:

- ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities;
- helping to access funding and funding sources; and
- identifying appropriate sites for development.

Residential Care Facilities of 7 or more will be permitted as conditional uses under the City's existing use permit process. Use permits may be granted subject to the following findings by the Planning Commission:

- The proposed use is substantially similar in characteristic to a use or uses currently within the district;
- The proposed use would be appropriate in the district applicable to the property as a permitted or conditional use; and
- The proposed use would not be detrimental to the health, safety, peace and morals, comfort and general welfare of the community.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by June 2005 or 1-year following certification of element (whichever is later).

Ongoing, 2004-2007, and dependant on proposed projects.

Funding: Redevelopment Agency set-aside funds, HOME Program, state and federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

- M. The City will evaluate the feasibility of a universal design ordinance that provides for greater adaptability and accessibility of housing for persons with disabilities. The City's Community Development Department will provide advice to the Planning Commission and City Council on potential approaches to universal design and recommendations on an implementing ordinance.

Responsibility: Community Development, Planning Commission, City Council

Time Frame: Complete feasibility study by June 2007.

Funding: The City may need special expertise to prepare such an analysis. This would require the assistance of a consultant and would be a special budgeted item for the City.

N. In order to promote equal housing opportunities for all persons, the City provides means for the resolution of housing complaints and fair housing issues by continuing to refer phone inquiries to Placer County Health and Human Services Department. In addition, the City provides the following services on housing complaints and fair housing issues:

- Placer County brochures regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter, public transit center and available at the City's web site.
- Placer County Health and Human Services Department information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs is included on the City website.

Responsibility: Community Development

Time Frame: Ongoing, 2004-2007

Funding: Administrative cost to the City, CDBG Program

O. Adopt an amendment to the Zoning Ordinance allowing emergency shelters in the Central Business (C-2) district and Regional Commercial (C-3) district and transitional housing in the high-density residential zoning district (R-3). Emergency shelters and transitional housing will be permitted as conditional uses under the City's existing use permit process (see page A-59 and A-60).

Use permit standards to be adopted by the City will include the following requirements:

- Emergency shelters and transitional housing should be built with high access and low visibility. High access is based on the location of a proposed facility in relation to public transit, public and private supportive services, and job skills training. Low visibility is based on the exterior operation of a facility (listed below).
- Emergency shelters and transitional housing should be located with access to transportation, supportive services, and commercial services to meet daily living needs.

- Such uses will be permitted in association with religious establishments.
- The design and location of the emergency shelters or transitional housing should reflect the needs of clients being served (for example, single adults or women with children).

To facilitate the location of emergency shelters and transitional housing, the City will adopt criteria to address:

- Hours of operation;
- External lighting and noise;
- Provisions of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facilities;
- Transportation of individuals to and from proposed facilities;
- Compliance with County and State health and safety requirements for food, medical, and other supportive services provided on-site;
- Maintenance in good standing of County and/or State licenses, if required by these agencies for the owner (s), operators(s), and/or staff of a proposed facility; and
- Similar operations and management issues.

Responsibility: Community Development

Time Frame: Adopt zoning amendment by June 2005 or 1-year following certification of element (whichever is later)

Funding: Administrative cost to the City.

- P. The City will continue to work with the Placer County Health and Human Services Department to address the homeless needs in the County. The City may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsibility: Community Development

Time Frame: 2004-2007

Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding

- Q. The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission in the following manner. Staff will present quarterly reports to the Planning Commission and the City Council on the status of the Housing Element and Affordable Housing Projects.

The City will track density yields for projects developed in the Residential zoning districts. In the next Housing Element cycle, this information can be used to help evaluate the City's housing needs and for consideration in increasing the maximum density in the R-3 zoning district.

Responsibility: Community Development Department

Time Frame: Reports will be provided in March, June, September and December of each year.

Funding: Minor administrative cost to the City.

- R. The City shall continue to work closely with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan as appropriate.

Responsibility: Community Development

Time Frame: 2004-2007

Funding: Minor administrative cost to the City.

- S. The City may establish a position of Housing Coordinator through the Community Development Department, either as a staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing.

Responsibility: Community Development, City Manager, City Council

Time Frame: Establish a Housing Coordinator by January 2005

Funding: Redevelopment Housing Set-aside Funds, general fund

4. CITY OF AUBURN URBAN DEVELOPMENT AGENCY

AFFORDABLE HOUSING PROJECTS IN THE CITY

The City of Auburn Urban Development Agency produced the “Affordable Housing: A Strategy for the Future,” in 2000. This report addresses affordable housing issues in the City and provides goals for the use of the City’s Redevelopment Funds. In 2001, \$50,000 went to the production of one Habitat for Humanity single-family home. In 2002, \$250,000 went to the production of Palm Terrace Apartments (80-units). There is a deficit of \$100,101 in the City’s Redevelopment set-aside account for the year ending June 30, 2004. Due to the current deficit there are no current or projected plans for redevelopment set-aside funds. Table 1 provides the City of Auburn Redevelopment Low/Moderate Fund Proposed Budget, through the Fiscal Year 2006-07.

The Council is waiting for approval of the Housing Element Update before assessing future options. Staff and Council are considering (or have expressed interest in) several options including; a) leveraging existing monies for other programs; b) participating in a First Time Home Buyer program; and c) participating in another Habitat for Humanities project. At present there are no plans on the books that the City could commit to due to the current deficit.

Table 1

City of Auburn Redevelopment Low/Mod Fund Proposed Budget, Fiscal Year 2003-04.

	Actual 2002-03	Estimated 2003-04	Estimated 2004-05	Estimated 2005-06	Estimated 2006-07
Revenues					
Interest Income	(7,300)	(5,620)	--	--	--
Other revenues (loan proceeds)			--	--	--
Transfers In	\$57,819	\$58,976	--	--	--
Total Revenues	\$50,519	\$53,356	--	--	--
Expenditures					
Administrative Expense					
Contractual Expenses	\$6,839	\$7,500	--	--	--
Debt Service					
Capital projects	--	--	--	--	--
Transfers Out to Debt Service Fund					
Total Expenditures	\$6,839	\$7,500	--	--	--
Excess (deficit) of revenues over expenditures	\$43,680	\$45,856	\$48,000	\$50,200	\$52,400
Cash balance, July 1	(189,637)	(145,957)	--	--	--
Cash balance, June 30	(145,957)	(100,101)	(52,101)	(1,901)	50,499
General Reserve Unrestricted Cash	(145,957)	(100,101)	(52,101)	(1,901)	50,499

Source: City of Auburn, 2003.

Capital Projects Summary: Habitat for Humanity (FY 1999-00) Nevada Street Apartment Project \$250,000

The following is a list of the City's affordable housing projects, the number of units, the type of housing, and the type of funding.

1. Auburn Palms 701 Auburn Ravine Road
50 units
Elderly Rental Housing
FHA Ins. 236 Section 8
Section 8 expired May 2000 and is currently being renewed on an annual basis.
2. Auburn Ravine Terrance 750 Mikkelsen Drive
50 units
Elderly Rental Housing
FHA 231 Section 8
Section 8 expired December 2000 and is currently being renewed on an annual basis
3. Auburn Villa 628 Mikkelsen Drive
49 units
Elderly Rental Housing
FHA 221 (D)(4) Section 8
Section 8 expired August 2000 and is currently being renewed on an annual basis
4. Brookside Senior Apts. 688-738 Mikkelsen Drive
48 units
Elderly, Disabled, Rental Housing
Rural Development
Expiration date not available
5. Palm Terrace 11801-11865 Mt. Vernon Road
80 units
Family Rental Housing
Tax Credit program/Section 8
Section 8 expires 2058
7. Valley Oaks 600 Auburn Ravine Road
59 units
Elderly Rental Housing
FHA 202 Section 8
Expires August 2014

8. 1314 High Street
1 Single Family House
Habitat for Humanity
9. 211/217 Cherry Avenue
Duplex
Habitat for Humanity
10. 219/221 Cherry Avenue
Duplex
Habitat for Humanity

5. QUANTIFIED OBJECTIVES

Table 2 summarizes the City's quantified objectives for the period of January 1, 2000 to June 30, 2007. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next five years based on the policies and programs outlined in the previous section.

Table 2

QUANTIFIED OBJECTIVES FOR HOUSING (January 1, 2000 – June 30, 2007)

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
Accommodate RHND Allocation	93	122	206	267	688
New Construction (2000–2003)	61 MFR (Palm Terrace)	19 MFR (Palm Terrace)	--	253 SFR	333
New Construction (2004–2007)	4	5	206	±250 SFR	±465
Housing Rehabilitation	2	2	--	--	4
Conserve Existing Rentals	99 ¹	99 ¹	--	--	99 ¹

¹The affordable Housing Strategy document notes that there are 99 units in the “High” risk level for conversion.

6. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c] [6] of the California Government Code specifically requires that:

- The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English proficient.

To meet the requirements of state law, the City of Auburn has completed the public outreach and community involvement activities described below:

PUBLIC MEETINGS AND HEARINGS

The City conducted the following public workshop/study session and public hearings on the Housing Element listed below.

The Housing Element Public Workshop and Study Session for the Planning Commission and City Council was held on September 15, 2003. The purpose of the workshop was to inform the public of general information about the housing element as it related to 1) the City's General Plan, 2) State and federal requirements, and 3) SACOG's Regional Housing Needs Plan.

Two public hearings were conducted on the draft Housing Element prior to its submittal to the California Department of Housing and Community Development (HCD) for review - a Planning Commission hearing on November 18, and a City Council Hearings on December 8, and December 22, 2003.

Public hearings on the revised Housing Element were conducted after receipt and consideration of HCD's comments, and prior to City Council adoption of the updated Housing Element. The Planning Commission hearing was conducted on September 21, 2004 and the City Council hearing was conducted on October 11, 2004.

PUBLIC NOTICE AND OUTREACH

The City prepared notification through display advertisements in the *Auburn Journal*; the mailing of public hearing notices to groups and individuals; and by posting public hearing notices to inform the public and interested organizations of the update process and to solicit participation by all segments of the community. The following is a list of Community Outreach Groups and organizations that were notified.

- Placer County Food Bank
- 7th Day Adventist Community Service Bldg.
- Legal Services of Northern California
- Mercy Housing California
- Auburn Villa
- Mr. Bob Snyder
- Placer Independent Resources Services
- California Housing and Community Development Department, Housing Policy Development
- Placer County Health and Human Services Department
- Interfaith Food Closet
- Auburn Palms
- Auburn Chamber of Commerce
- Eskaton
- Auburn Ravine Terrace
- Brookside Senior Apartments
- Valley Oaks
- Salvation Army
- Placer Independent Resource Service

Public Comments and City Response

The Planning Commission received public comment from two individuals (Ken Tokutomi and Mark Bledsoe) on November 18, 2003. Their comments are summarized below and include support for transitional housing needs, adoption of universal design standards and “aging in place” measures, and housing accommodation for persons with physical disabilities.

Ken Tokutomi, spoke on the homeless issue. He is chairman of the Salvation Army Advisory Board, member of the Placer Homeless Consortium and Placer PC Shelter and has been studying the homeless issue and affordable housing in this area for the past two years. The goal is a concept where someone could go from homelessness to transitional housing to affordable housing and then self-sufficiency. He would like to see the issue of affordable housing addressed by the Commission. There is a plan with the Salvation Army and Placer County, hopefully including the City of Auburn and other agencies, to develop a master plan for affordable housing. They would like to have a regional plan and are looking for property to put in an emergency shelter.

Mark Bledsoe, president of the Housing Alliance of Placer (HAP) spoke. He pointed out that the State Independent Living Center (SILC) conducted a state-wide survey and discovered over six million people in California with disabilities, and they estimate that currently 20 percent have some form of disability and by 2010 it is projected to increase to 25 percent. He felt what should be addressed is “universal design”, or aging in place, a concept that has been addressed by the legislature in offering incentives for universal design at local levels as well as a mobile home company that offers universal design in their mobile homes. He warned against designating certain areas for housing for people with disabilities, thus violating fair-housing laws. He noted that the homeless census in the draft Housing Element overlooked

those with physical disabilities, he would like this included. He pointed out that the City of Auburn currently does have transitional housing facilities operating under the umbrella of HAP, where they oversee 18 transitional homes. Also, for those in need of emergency shelter, the Elmwood Motel is utilized as an emergency shelter. He disagrees with the statement in the draft that there is little information available relating to agencies offering assistance outside of Auburn, he noted several organizations:

- Placer Consortium on Homelessness and Affordable Housing, the largest group involved in homeless issues in Placer County;
- Placer Independent Resource Services, one of the 29 independent living centers in the State of California;
- Housing Alliance of Placer, with an extensive network of the homeless population;
- New Journey Program, offering transitional housing;
- Re-Entry, a group working with ex-offenders;
- New Leaf Counseling, transitional housing for women.

The City supports Ken Tokutomi and the idea for a regional affordable housing master plan. The City incorporated homeless service information provided by Salvation Army. The City also incorporated Program O allowing emergency shelters in the Central Business (C-2) district and Regional Commercial (C-3) district and transitional housing in the high-density residential zoning district (R-3).

Based on Mr. Bledsoe's comments the City incorporated changes to the Draft Housing Element including a study for a universal design ordinance (Program M) and additional information available regarding the six agencies offering assistance in the greater Auburn area. The City will continue to welcome public comments throughout the draft review and adoption through posting information on the City's web site and in the Auburn Journal.

7. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 1992 General Plan contains several elements with policies related to housing. Policies and the means for achieving consistency are summarized below.

The Housing Element does not establish standards for residential development for the distribution and density of residential land uses. The Land Use Element of the General Plan contains these standards. The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. These are several policies and programs in the Housing Element, the implementation of which could affect implementation of other General Plan policies. There are also several policies in other elements of the General Plan that could affect implementation of the Housing Element. These policies, and the method by which the City will achieve consistency among them, are described below.

Housing Element Policies

Policy 1.1 The City will maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.

Implementation of Policy 1 could require the City to rezone land from an existing zoning designation to high-density residential use (R-3).

Rezoning under this policy have the potential to impact other General plan policies in the Land Use, Conservation, Circulation, Public Facilities, and Safety elements. The City will ensure General Plan consistency in the same manner as other rezonings.

1. Require a General Plan consistency finding with the Land Use Element and require a General Plan Land Use Amendment, if necessary, to ensure consistency.
2. Prepare an environmental assessment according to the requirements of the California Environmental Quality Act (CEQA) to identify and mitigate potential site-specific impacts relating to traffic, natural resources, safety, visual impacts, public facilities and services, and other applicable CEQA-required topics. These mitigation measures are intended to address, and ensure compliance with General Plan policies related to the impacts of new development.

Policy 1.6 The City shall encourage the development of second residential units in accordance with State law, while maintaining the single-family character of the neighborhood.

Implementation of Policy 1.6 will allow the development of secondary residential units that meet the design requirements for single-family neighborhoods. The City does not anticipate that the development of secondary residential units will be inconsistent with other General Plan Policies.

Policy 3.2 The City will offer density bonuses and other incentives in the construction of affordable housing.

Implementation of this policy could result in residential development of 25 percent higher densities than otherwise permitted by the applicable zoning designations in which such projects meeting affordable housing requirements are located. State law requires the City to approve density bonuses in these cases and considers density bonuses to be consistent with an existing general plan.

As with implementation of Policies 1 and 2, the City will use the CEQA process to ensure consistency with other General Plan elements.

Policy 5.7 Permit transitional housing, emergency shelters, and large group homes in appropriate locations in the City.

Implementation of this policy will require the City to clarify in the Zoning Ordinance where transitional housing, emergency shelters and large group homes can be located. The City does not anticipate that this clarification will create inconsistencies with either the General Plan Land Use Element or other General Plan elements. The City will designate zoning categories in which these uses may be permitted based on characteristics and impacts that are similar for currently permitted uses.

Other General Plan Policies

The City has reviewed policies in the other elements of the General Plan and has concluded that none of these policies will impede the City's achievements of, or be inconsistent with, the policies of this Housing Element. With the exception of the policies listed above, Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunities, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.